



The Joinery Workshop, Ratcliffe Place, Keswick, CA12 4DZ

- Development opportunity
- Planning permission granted
- Town centre
- Three local occupancy homes
- Sought after location
- Detailed plans in office to view

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LOCATION

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities including shops, pubs, cinema and entertainment including the much respected Theatre by the Lake. Access via major A-roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside and Cockermouth and the A66 provides excellent access to the M6 (junction 40) at Penrith (approx 18 miles), where there is a main railway station

PROPERTY DESCRIPTION

Formally F&W Green joinery workshop, now a rare opportunity for development. The site is a 709 sq m or 7600 sq ft. Current planning consent granted for demolition of buildings fronting on to Ratcliffe Place and construction three local occupancy residential homes. Conversion of existing workshop at rear of site to form a self contained apartment with garage parking below, all in the heart of Keswick town centre. For further details on the planning reference online the number is 7/2017/2045. Detailed drawings of the plans can also be viewed in the PFK Keswick branch office.

The properties are subject to a local occupancy clause. In this condition, the locality means the administrative parishes of: Above Derwent, Bassenthwaite, Bewaldeth and Snittlegarth; Blindbothel; Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Keswick; Lorton; St Johns; Castlerigg and Wythburn; Setmurthy; Threlkeld; Underskiddaw; Wythop; and those parts of the Parishes of Blindcrake; Ireby and Uldale; and Loweswater which lie within the administrative area of the Lake District National Park.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Viewing: Through our Keswick office, 017687 74546.

Directions: Turn right out of the office and follow the road into St John Street. Continue until St John's Church is on the right and turn left into Church Street. Cross Southey Street and the next turn on the right is Ratcliffe Place. The property is a short distance on the left hand side.

